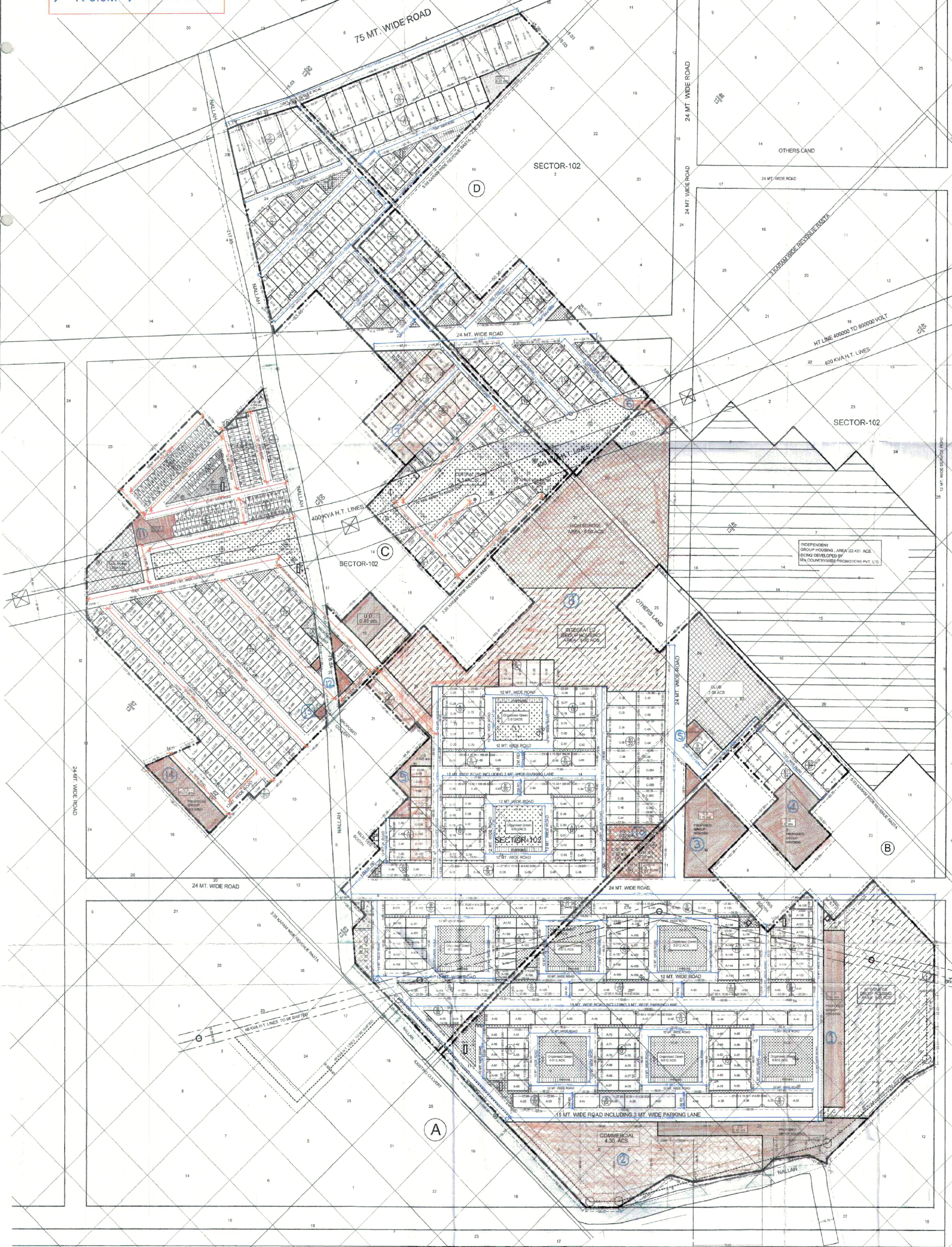


ROAD LAYOUT PLAN

LEGEND:-

— R-0.0M — NEW ROAD
— R-0.0M — OLD ROAD



150 MT. WIDE NORTHERN PERIPHERAL ROAD

AMSTORIA

LAYOUT CUM DEMARCATION PLAN

TOTAL AREA OF THE SCHEME = 126.674ACS.

APPROVED LAYOUT PLAN

TOTAL AREA OF THE SCHEME = 126.674ACS.

AREA STATEMENT				AREA STATEMENT			
DESCRIPTION	Area in Acres	Percentage		DESCRIPTION	Area in Acres	Percentage	
Total area of the scheme:	126.674			Total area of the scheme:	126.674		
Area under sector road:	0.390			Area under sector road:	0.390		
Balance Scheme Area (A)	126.284			Balance Scheme Area (A)	126.284		
50% of the area falling under sector roads (B)	0.195			50% of the area falling under sector roads (B)	0.195		
Total (A+B)	126.479			Total (A+B)	126.479		
Area under integrated G.H.	10.010			Area under integrated G.H.	10.010		
Area under undetermined use	7.890			Area under undetermined use	7.890		
Net Planned Area	108.633			Net Planned Area	112.468		
Area under plots	48.363	44.52%		Area under plots	53.82	47.85%	
Area under commercial	4.300	3.96%		Area under commercial	4.498	4.00%	
TOTAL SALEABLE AREA	52.663	48.48%		TOTAL SALEABLE AREA	58.31	51.84%	

DETAIL OF PLOTS							DETAIL OF PLOTS						
TYPE	AREA IN SQ. YD	PLOT DIMENSION(IN SQ.M.)	AREA OF PLOTS (IN SQ.M.)	NO OF PLOTS	TOTAL PLOTS	AREA UNDER PLOTS(IN SQ.M.)	TYPE	AREA IN SQ. YD	PLOT DIMENSION(IN SQ.M.)	AREA OF PLOTS (IN SQ.M.)	NO OF PLOTS	TOTAL PLOTS	AREA UNDER PLOTS SQ.M.
	W	D						W	D				
A	300	11.000	23.000	253.000	151	38203.000	A	300	11.000	23.000	253.000	148	37444.000
B	500	27.600	15.000	414.000	117	48438.000	B	500	15.000	27.600	414.000	111	45954.000
B1	500	30.500	15.000	457.500	31	14182.500	B1	500	15.000	30.500	457.500	32	14640.000
C	250	11.000	19.000	209.000	128	26752.000	C	250	11.000	19.000	209.000	131	27379.000
C1	250	11.400	18.334	206.008	35	7316.266	C1	250	11.400	18.334	206.008	40	8360.304
F	225	9.150	20.600	188.490	179	37379.710	F	225	9.150	20.600	188.490	162	34305.180
D	1000	20.460	45.340	927.856	17	15770.159	D	1000	20.460	45.340	927.856	41	38033.312
E	60	4.200	12.000	50.400	165	8316.000	E	60	4.200	12.000	50.400	172	8698.800
			Total plots	823	823					Total plots	857		
NURSING HOME			1000	3		3000.000	NURSING HOME			1000	3		3000.000
						195716.63							217768.20
TOTAL AREA UNDER PLOTS (ACS.)						48.36	TOTAL AREA UNDER PLOTS (ACS.)						53.82

DENSITY CALCULATIONS				DENSITY CALCULATIONS			
CATEGORY	NO. OF PLOTS	NO. OF PERSON PER PLOT	TOTAL PERSON	CATEGORY	NO. OF PLOTS	NO. OF PERSON PER PLOT	TOTAL PERSON
GENERAL PLOTS	658	13.5	8883	GENERAL PLOTS	658	13.5	8883
EWS	165	9	1485	EWS	172	9	1548
TOTAL POPULATION			10368 PERSON	TOTAL POPULATION			10796 PERSON
DENSITY PERMISSIBLE			100 PPA	DENSITY PERMISSIBLE			96 PPA
DENSITY ACHIEVED			95.44 PPA	DENSITY ACHIEVED			95.98 PPA

DETAIL OF NPPL PLOTS AND EWS PLOTS				DETAIL OF NPPL PLOTS AND EWS PLOTS			
CATEGORY	No. of plots	%	Provided	CATEGORY	No. of plots	%	Provided
NPPL	206.75	25.00	206	NPPL	214.25	25.00	215
EWS	164.60	20.00	165	EWS	171.40	20.00	172

CALCULATION OF GREEN				CALCULATION OF GREEN			
1	Organised green	Required (in acs.)	Provided (in acs.)	1	Organised green	Required (in acs.)	Provided (in acs.)
A	Area under green	4.345	4	A	Area under green	4.489	4
2	Incidental green	Required (in acs.)	Provided (in acs.)	2	Incidental green	Required (in acs.)	Provided (in acs.)
B	Area under incidental green	1.088	1	B	Area under incidental green	1.125	1

DETAILS OF COMMUNITY SITES				DETAILS OF COMMUNITY SITES			
Sr. No.	Community Sites	Unit area (in Ac.)	Required	Sr. No.	Community Sites	Unit area (in Ac.)	Required
1	Nursery School	0.20	3	1	Nursery School	0.20	3
2	Primary School	1.00	1	2	Primary School	1.00	1
3	High School	5.00	1	3	High School	5.00	1
4	Religious Building	0.20	0	4	Religious Building	0.20	1
5	Crèche	0.20	0	5	Crèche	0.20	1
6	Club	2.00	1	6	Club / Community centre	2.00	1
7	Sub Post Office 40 Sqm.	-	0	7	Sub Post Office 40 Sqm.	-	1
8	Nursing Home	0.25	3	8	Nursing Home	0.25	3
9	Dispensary	1.25	0	9	Dispensary	1.25	1
10	Clinic 250 sqm each	0.06	3	10	Clinic 250 sqm each	0.06	3
11	ATM of 12 sqm.	-	3	11	ATM of 12 sqm.	-	3
12	Beauty Parlour of 12 sqm.	-	3	12	Beauty Parlour of 12 sqm.	-	3
13	Multipurpose Booth 5 X 5.5 sqm.	-	3	13	Multipurpose Booth 5 X 5.5 sqm.	-	3
14	Milk & Vegetable Booth	-	3	14	Milk & Vegetable Booth	-	3
15	Taxi Stand	0.50	1	15	Taxi Stand	0.50	1

To be read with Licence No. 58 of 2010 dated 03.08.2010 & Licence No. 45 of 2011 dated 17.05.2011

That this revised layout plan for Residential Plotted Colony on an area measuring 126.674 acres (Drawing No. DTPC-5618 Dated: 16.09.2016) in Sector-102 & 102-A, Gurgaon being developed by Countrywide Promoters Pvt. Ltd. & others is hereby approved subject to the following conditions:

- That this Layout plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the bilateral agreement.
- That the plotted area of the colony shall not exceed 55% of the net planned area of the colony. The entire area reserved for commercial purposes shall be taken as plotted for calculation of the area under plots.
- That the demarcation plans as per site of all the residential, commercial and institutional sites shall be got approved from this Department and construction of these sites shall be governed by the Haryana Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1995 and the Zoning Plan approved by the Director, Town & Country Planning, Haryana.
- That the high-tension lines passing in the colony area shall have to be suitably aligned or right of way along the same shall be maintained as per ISI norms.
- That for proper planning and integration of services in the area adjacent to the colony, the colonizer shall abide by the directions of the DTPC for the modification of layout plans of this colony.
- That the revenue rasta falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
- That the colonizer shall abide by the directions of the DTPC, Haryana and accordingly shall make necessary changes in the layout plan for making any adjustment in the alignment of the peripheral roads, internal road circulation or for proper integration of the planning proposals of the adjoining areas of the sectors as shown on the Development Plan.
- That no property/plot shall derive access directly from the carriage way of 45 metres or more wide sector road.
- All green belts provided in the layout plan within the licensed areas of the colony shall be developed by the colonizer. All other green belts outside the licensed area shall be developed by the Haryana Urban Development Authority/colonizer on the directions of the Director, Town & Country Planning Haryana or in accordance with terms and conditions of the agreements of the licensee.
- At the time of demarcation, if required percentage of NPPL/ EWS plots and the area under infrastructure are reduced, the same will be provided by the colonizer in the licensed area.
- Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
- The maximum number of dwelling units in a plot shall be as per the provisions of the Rule 49 of the Rules, 1965. This condition shall also be incorporated in the zoning plan and in the allotment letters being issued by the colonizer to the plot holders. The stipulation shall also be incorporated in the agreement to be executed by the colonizer with the plot buyers.
- No plot will derive an access from less than 12 metres wide road would have a minimum clear width of 12 metres between the plots.
- The portion of the sector/development plan roads/green belts as provided in the Development Plan, which form part of the licensed area shall be transferred free of cost to the government on the lines of section 18(1)(iii) of the Act No.8 of 1975.
- That the odd size plots (except EWS plots which are approved of standard dimensions) are being approved subject to the conditions that these plots should not have a frontage of less than 75% of the standard frontage when demarcated and area of no plot shall exceed 2 lands.
- That you will have no objection to the regularization of the boundaries of the licence thorough give and take with the land that HUDA is finally able to acquire in the interest of planned development and integration of services. The decision of the competent authority shall be binding in this regard.
- That the colonizer/owner shall obtain the clearance/NOC as per the provisions of the Notification No. S.O. 1533 (I) Dated 14.9.2006 issued by Ministry of Environment and Forest, Government of India before starting the construction/execution of development works at site.
- That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
- That the colonizer/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
- That the colonizer/owner shall comply with the directions issued vide Notification No. 15/6/2016-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department.
- That colonizer/owner shall ensure the installation of Solar Power Plant as per provisions of Haryana Solar Power Policy, 2015 issued by Haryana Government Renewable Energy Department vide Notification No. 15/4/2016-SP dated 14.03.2016.
- That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 22/52/2005-SP dated 21.03.2016 issued by Haryana Government Renewable Energy Department.

(BALWANT SINGH) SD (HQ) (RAM AVTAR BASSI) AD (HQ)
(RAVI SHAG) DTP (HQ) (DEVENDRA NIMBOKAR) STP (M) HQ
(KAMAL KUMAR) CTP (HQ) (T.L. SATYAPRAKASH, AS) DTP (HQ)

LEGEND:-

- CHANGE FROM APPROVED LAYOUT PLAN
- STP CHANNEL / NALLAH
- COMMERCIAL
- COMMUNITY FACILITIES
- UNDETERMINED USE
- GREEN
- INTEGRATED G.H.
- SITE BOUNDARY

CLIENT :
COUNTRYWIDE PROMOTERS PVT. LTD.
M-11 CONNAUGHT CIRCUS
NEW DELHI

Countrywide Promoters Pvt. Ltd.
Authorized Signatory
Architect / Town Planner

REVISED LAYOUT CUM DEMARCATION PLAN OF
RESIDENTIAL COLONY AT
SECTOR - 102 & 102A IN GURGAON,
HARYANA.

Checked subject to comments
in forwarding letter No. 25/2016-SP
Dated 14.03.2016 and notes
attached with the estimate

Superintending Engineer (HQ)
for Chief Engineer HUDA
Ranchhula
Director
Town & Country Planning
Haryana, Chandigarh

ROAD LAYOUT PLAN